

Application Number: DM/2019/00280

Proposal: Demolition of existing house, detached garage and outbuilding and construction of two detached houses

Address: Thorneycroft, Narth Road, The Narth, Monmouth

Applicant: Mrs. T Rayner

Plans: Location Plan 18.864.101 - , Site Plan 18.864/101 - B, Site Plan 18.864/102 - B, Elevations - Proposed 18.864/103 - C, Elevations - Proposed 18.864/104 - D, Ecology Report Preliminary Ecological Appraisal (PEA) - v3, All Drawings/Plans Proposed Planting Plan - 19/704/03, All Drawings/Plans Hedge Planting Detail - 19/704/05, Tree Pit Detail 17/704/04 - , All Drawings/Plans Root Ball shaving Detail - 19/704/06, Tree Survey Tree Survey and Arboricultural Impact Assessment by Wyn Davies (Macklay Davies Ass Ltd) - 02/07/19, Tree Protection Plan 19/704/02A - , All Drawings/Plans Tree Constraints Plan - 19/704/01

RECOMMENDATION: Approve

Case Officer: Ms. Jo Draper
Date Valid: 10.05.2019

This application is presented to Planning Committee as there have been objections received from 5 or more separate households.

1.0 APPLICATION DETAILS

1.1 This application proposes to demolish the existing dwelling Thorneycroft and construct two detached dwellings on this site with a new vehicle access proposed central within the site, the existing vehicle access to be infilled with hedgerow.

1.2 The application site is situated within the minor village of The Narth, this is allocated in the Local Development Plan as a minor village suitable for infill residential development.

1.3 The site benefits from mature trees and hedgerows that run around the perimeter with further trees within the site. The application has proposed two detached dwellings that are identical but handed with the gables on opposite sides. The dwellings have two gables that project out to the front with a staggered depth and a lean-to porch situated in the middle. There is a flat roof conservatory (mansard roof glazed lantern central in roof) projecting to the rear.

1.4 Both dwellings have double detached car ports proposed to the rear accessed via a shared access that severs the site and separates the plot, both garages are located to the rear of the dwellings. Car parking for a further two dwellings are proposed to the front of each house. A new shared vehicular access centrally located is proposed, this is to be 4.8m wide to accommodate passing vehicles, with the exception of the crossover with the highway which is to be tarmac. The private drive, rear patio and associated parking areas serving each dwelling are constructed from porous paviers.

1.5 External materials proposed are as follows:

1. Slate Roof
2. Local Stone rubble walling (Applied to three elevation, front rear and exposed side elevation facing share access)
3. Grey self coloured render (conservatory and side outer facing elevation on main house)

4. Grey powder coated aluminium window/ u PVC windows
5. Natural oak weatherboard and frame cladding uncoated (Car Ports)

1.6 A tree survey, planting plan and a bat survey has been submitted in support of this application. This demonstrates that the majority of the existing trees are being retained on site, with 6 trees being removed due to ill health, the majority of trees being retained are situated on the east boundary. The planting plan is to be amended to show new hedgerow and tree planting clearly marked on all of the common boundaries both within the site and on the outside perimeter. This will be presented to Planning Committee as Late Correspondence.

1.7 The latest set of planting plans demonstrates more clearly the junction arrangement and treatment of the frontage. There is a mixed species hedge planted beyond the visibility line and maintained at a height of 2m above ground level. It is proposed that the existing dwarf wall to the front of the site is to be adapted and retained at approximately 250mm above ground floor level. Ground cover planting in shingle to private verge area.

1.8 The proposed planting plan shows clearly the tree and hedgerows to be retained together with the proposed new hedgerow and tree planting. In addition to the retention of the trees on site it is proposed to plant an additional 14 trees these are mainly dotted around the periphery of the site, with fruit trees defining the inner boundaries.

1.9 The application site is situated within the Wye Valley Area of Outstanding Natural Beauty (AONB).

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2019/00280	Demolition of existing house, detached garage and outbuilding and construction of two detached houses	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
 S1 LDP The Spatial Distribution of New Housing Provision
 S4 LDP Affordable Housing Provision
 S13 LDP Landscape, Green Infrastructure and the Natural Environment
 S17 LDP Place Making and Design

Development Management Policies

EP3 LDP Lighting
 DES1 LDP General Design Considerations
 EP1 LDP Amenity and Environmental Protection
 LC4 LDP Wye Valley AONB
 H3 LDP Residential Development in Minor Villages
 NE1 LDP Nature Conservation and Development
 GI1 LDP Green Infrastructure

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Trellech United Community Council - Recommend the application is refused.

A TUCC councillor would like to speak at any Planning Committee meeting that considers this application.

Proposal is contrary to Policy H5 - the proposed dwellings are of a form, bulk, size and scale that fail

to respect their setting:

(i) They are positioned towards the front of the plot, unlike the neighbouring houses, resulting in an overwhelming impact at the entrance to the village;

(ii) The existing building is approximately 75 m² footprint, whereas each replacement house would have a footprint of approximately 150 m² - a 400% increase in footprint (excluding outbuildings) and significantly larger than any adjacent properties.

(iii) The dry stone wall along the frontage (partially hidden by the hedgerow) is up to 1m high, contrary to information in the application, and should be retained as it is characteristic of the settlement, as are the hedgerows.

(iv) The hedgerow is also of ecological significance - the ecology survey has identified the presence of hazel dormice, which are a protected species. Drainage would also pose a major potential problem (Policy SD3 - Flood Risk).

There are seasonal springs on the site and there is already considerable run-off from the site onto the road. The addition of two large houses, plus paved drives and hard standing will significantly increase runoff, even with the proposed use of permeable paviers.

A comprehensive SUDS should be required before planning approval, as per LDF para 6.3.27.

It should be noted that relocating the houses further back on the site, with garages and hard standing in front of the dwellings, would substantially reduce the total hard surface required.

MCC Ecology: Initial objections to the survey level have been resolved by the revision of the ecology report to include bat activity survey of the buildings to be impacted. The survey found that there were no bats using the buildings on site. Given the loss of potential these buildings offered to roosting bats and the high quality bat habitat surrounding the site, mitigation in the form of bat roosting provision and a sensitive lighting regime should be secured as part of any consent granted. Evidence of nesting house martins was noted during survey, demolition of the buildings and surrounding vegetation with potential for bird nesting must be undertaken at the appropriate time of year to safeguard nesting bird species and mitigation secured in accordance with the recommendations of the above report.

Whilst the ecological report references no trees or hedgerows to be lost as part of the proposal it is clear that there will be some loss as illustrated in the proposed plans. In order to safeguard species such as nesting birds, dormice, reptiles and amphibians that have the potential to be using some of the habitats present on site, it will be necessary to secure a Construction Environmental Management Plan as a condition of approval

MCC Tree Officer: It is pleasing to see that the proposed two new dwellings will be able to accommodate the majority of the existing trees the site. It would appear that only six trees will require removal and for valid reasons, based on poor health and life expectancy. It is suggested in

the tree report that Tree No 27, The Weeping Willow which is down for removal may be retained by pollarding and allowing it to regrow. This should be encouraged.

It is my opinion that the planting plan will more than compensate for any tree and hedge loss. The suggested tree and shrub species, which includes Amelanchier (Serviceberry), Cercis (Judas Tree) Pyrus (Ornamental Pear) and Arbutus (Strawberry tree) etc. is both interesting and imaginative and will make a welcome improvement to the existing landscaping.

There will of course be a requirement for the submission of further arboricultural information i.e. Arboricultural Method Statement to be submitted as a planning condition

MCC Highways: The proposed access road junction arrangement provides sufficient forward visibility onto the public highway, the internal access road proposal is sufficient in width to accommodate 2-way traffic and is to be construction with a permeable paving surfacing. The proposed carport/vehicle hardstanding arrangement provides sufficient parking in line with the requirements of MCC Parking Guidelines SPG with the internal access road being size/layout will allow vehicles to turn within the development and exit onto the public highway in a forward gear. No highways grounds for objection.

Dwr Cymru Welsh Water: No objection as private system is proposed.

5.2 Neighbour Notification

16 representations received objecting to the proposal on the following grounds: (a number of neighbours state they have no objection to the houses but have concerns regarding the implications of the dwellings)

- Affect local ecology
- Increase danger of flooding
- Traffic or Highways

Water- The water table in this area is very high due to a large number of springs surrounding the site. It only needs a summer shower to flood the road through the village at this point and cause big problems for people on the lower side of the road.

Trees- The application states there are no trees, when there are a large number giving privacy to neighbours, enhancing the property, and giving shelter to wild life.

Roadside wall and hedge - To remove wall and hedge making the road wider at this point would make the traffic faster in both directions causing the chances of a major accident to be even higher on the bends at either end of the property.

Replacing the low wall would give good visibility in both directions.

The wall is characteristic of the majority of properties throughout The North.

Potential development to rear of the site - reassurance needed that the long driveway to the top of the property will not facilitate further residential development to building in the field behind.

- Close to adjoining properties
- Conflict with local plan- as the developer is proposing to demolish Thorneycroft this is no longer an infill plot more a development.
- Development too high
- Increase danger of flooding
- Increase in traffic
- Not enough info given on application
- Potentially contaminated land
- Thorneycroft has a perfectly good entrance, why the need for the new road to the rear, a new entrance for the infill dwelling would be sufficient, no need for a large expanse of tarmac.
- Plans for a drainage channel at the junction with the highway where will that discharge?
- The plans also say on the road frontage the existing wall will be maintained at a height of 250mm as the wall is around 900mm high now, that means removing the old stone wall?
- In this area we are on a heavy clay, these houses are very large and they are going to need very large areas of drainage pits?
- According to council planning guidelines, infill houses should be of similar size and build of its neighbours, this development is neither
- Out of keeping with character of area

- The agricultural field beyond this development has been proposed by the owner as a candidate residential site for the LDP (CS0082) but currently has no access to the highway. The proposed development includes a shared drive which leads almost to the rear of the site and which appears to be intended to provide future access to the agricultural field beyond, perhaps to improve the chances of a positive decision from the LDP assessment process later this year in order to facilitate further development.
- This one entrance could also divide straight away to separate drives to garages at the front of properties, thus doing away with the need for a long shared drive covering less vegetation
- The current plans are not an accurate representation. The plans do not include all on-site trees and it is clear some would need to be removed to enable the building to progress
- Prefer to see both properties located further from the road to limit the imposing facade from the road. The front aspects of the current house and the property adjacent (Twin Oaks) forms a much better building line than is currently proposed by the plans. This would mean the new houses would be approximately 10 metres further from the road reducing their imposing impact and better continuing the building line.
- Each of the proposed dwellings is more than twice the size of the existing property or any of the current neighbouring properties, and both are closer to the road. The proposed development will be visually prominent and the estate-like layout is out of keeping with the village, which is mostly modest dwellings with individual private drives and large gardens.
- Over development
- This site occupies a prominent position on one of two main access roads into the village. The extensive, continuous mature hedgerow along this road forms an important part of the village aspect and rural feel of the area, highly valued by residents.
- The proposed changes to the wall and hedgerow will result in a significant loss of rural character contributing to an urbanisation of this area. This would be particularly regrettable at this initial entry point to the village.
- The size and design of the houses is also out of keeping with the character of the area. Large executive style houses, with the rest of the plot largely covered in tarmac and hard standing, will adversely affect the appearance and visual amenity, as well as reducing the wildlife habitat on the site. The plan includes a road through to the wildlife-rich meadow behind, currently outside the development area the owner has submitted as a candidate development site for the new Local Development Plan (CS0082).
- These concerns reflect residents' opinion, evidenced by consultation leading to our Community Led Plan (2015) in which there was a clear consensus that new development should be of smaller homes which reflect the rural nature of the village. 97% of respondents felt it was very important to retain green verges with no increase in urbanising kerbs and pavements. The concluding objectives are:
 - (I) Ensure planners, developers and residents are aware of the need for sympathetic design and that developments do not detract from the rural nature of the village
 - (II) Seek ways to influence planners and developers so that any new residential development is affordable for local people
 - (III) This is in keeping with LDP policies relating to Minor Villages: H3 permitting infill subject to detailed planning considerations, including no unacceptable adverse impact on village form and character and surrounding landscape LC4 on development within the AONB; and the overarching Strategic Policy S17.
- The supporting information is misleading it states "The proposed dwellings have a footprint area that sits broadly between those of the adjacent dwellings, Twin Oaks and White Rose." Twin oaks is around 195sqm and White rose is around 115sqm, these proposed buildings are around 278sqm
- Hedging along the front of the property must be retained to conserve the appearance of the village.
- Has the Council or the developer/his advisors considered the need for an appropriate sized storm water drainage catchment and discharge system to cater for the likely increase in groundwater run-off onto the North Road arising from the large building footprints; paved and hard standing areas as well as the development access road?
- The North is located within the Wye Valley AONB and is described in the Monmouthshire LDP 2010 as "not feeling totally like a suburban development"
- The proposed Thorneycroft development in the first property on entering the village and the removal of trees and hedging would alter the character, vista and aspect of the village.

- This development needs to be considered in accordance with The Narth's status as a H4 village

5.3 Other Representations

None received to date.

5.4 Local Member Representations

Local Member requests that this application is presented to Planning Committee.

6.1 EVALUATION

6.2 Strategic & Spatial Choices

6.2.1 Strategic Planning/ Development Plan context/ Principle of Development

The Narth is classified as a minor village in the LDP whereby infill residential development is acceptable. In this case, the proposal is for a replacement of the existing dwelling and an infill plot in the space between this and the neighbouring dwelling Twin Oaks. There is no issue in the replacement of the existing dwelling as it is lacking in architectural merit. Looking at the character of the area with regard to density and layout, there is the space to comfortably accommodate two dwellings on this plot.

Policy S4 of the LDP requires that all housing developments including conversions to contribute to affordable housing within the County. The proposal would provide a net gain of one additional dwelling and therefore the proposal would be required to provide a contribution to be section through Section 106 Agreement.

However, a viability assessment has been submitted with this application which has been run through the 3 Dragons Toolkit and has been shown to be unviable to make a contribution towards affordable housing.

6.2.2 Good Design/ Place making

When approaching the village from the west, the application site is the first plot that marks the beginning of a continual pattern of built form on the south side of Narth Road. With regard to the 4 houses to the east of the site, they are each front facing and fill the majority of the width of their individual plots. Whilst on plan this would appear to create a hard settlement line, this development is softened by hedgerow, mature landscaping to the front boundaries coupled with the generous front gardens. There is a broad building line from 'The Oaks' to 'White Rose'. The neighbouring property Twin Oaks is set further back in the plot and breaks this line. Plot A, which is on the western side of the plot, is set back from Plot B and oriented at an angle, the bulk of this dwelling is not significantly further forward from Twin Oaks. (Twin Oaks is set back approximately 25m from the front boundary with the highway, whilst the main bulk of plot A is set back over 26m away, the gable to the front is 21m) . Plot B whilst set further forward to Twin Oaks is broadly in line with the building line that follows from White Rose (Plot B is set back from the road frontage by over 19m for the main bulk of the dwelling, the gable is closer at 16.8m, White Rose is set back by 15m, Tir-y-Berth is 17m). The siting of the dwellings do not appear out of character in this setting.

There has been concern raised regarding the size of the properties as they are considered to be unduly large in relation to neighbouring properties in the area.

The proposed dwellings each measure 14.5m in width, with a depth of 10.8m, height to eaves is 4.6m and ridge height 8.9m. With regard to footprint, the following measurements (frontage) are of the neighbouring properties (NB: approximate measurements taken from GIS mapping system):

Twin Oaks 14.5m
White Rose 19.5m
Tir-y-Berth 25m
The Oaks 17m

The width of the proposed dwelling are not out of character in this case, the proposed dwellings are deeper than the neighbouring properties, although there is no public vantage point of the depth of the property. The height of the proposed development could have been an issue as 3 of the 4 neighbouring properties are single storey, however the immediate neighbour is 2 storey with a ridge height that is not dissimilar to the proposed scheme. Both of the dwellings each sit comfortably on the plot and whilst significantly different to the very low-key development that exists currently, the new development will be visually acceptable in this setting.

With regard to amenity, there are no first floor windows serving habitable rooms that can have a direct overlooking impact. There is sufficient separating space to prevent there from being an over bearing impact between existing and proposed dwellings. In the case of all common boundaries both within the site between the proposed new dwellings and on the outer perimeter of the site, with the existing occupiers, the boundary is to be defined and reinforced with hedgerows and additional tree planting. This softens the development from the aspect of the neighbouring properties and improves privacy between existing and new occupiers. There is no significant adverse impact upon neighbour amenity.

There is concern that the site will be exposed altering the character with the removal of the wall and hedgerow. The stone wall (which is currently indistinguishable under the existing hedgerow) is being retained but lowered to 250mm. A hedgerow is being replanted behind the visibility splay. Neighbouring dwellings in the immediate vicinity have hedgerows planted behind the visibility splay, whilst others have hedgerow boundaries that sit tight to the highway. The change in the line of the hedgerow will therefore work within this setting. In addition, there will be existing planting retained to the front of both dwellings, with additional trees planted to the front of the site. Both will help to assimilate the proposed development into the surrounding area. The site may well appear a little more exposed when the existing mature hedgerow has been removed and the newly planted hedgerow and new trees have yet to mature. However, there is a significant net gain in trees on this site, 6 trees are being removed, with a minimum of 14 new species being planted which the tree officer has recognised as being an interesting and diverse mix. There is still a significant amount of existing foliage on site being retained with mature trees and hedgerows forming the backdrop and framing the site to the side and rear boundaries. This will provide a satisfactory landscape buffer, enhanced further with the additional planting as and when it matures.

With regards to a sense of place in this area, this is defined by the hedgerows framing the highway, the generous spacing between housing, large front gardens, mature landscaping and mix of house designs. Subject to appropriate conditions imposed securing the retention and implementation of planting, this development respects all of these factors that help to define this sense of place.

6.2.3 Sustainable Management of Natural Resources

Plot B has been set forward in the plot enabling the mature trees situated on the south and east boundary to be retained and not be compromised by pressure from future occupiers to be removed due to overshadowing/overbearing etc. This facilitates retention of these the trees whilst the rear of both plots still benefit from a south facing garden as there is enough space at the rear of the site for the sunlight to access the back of the dwellings without being obstructed by the trees.

6.2.4 Access / Highway Safety

The application proposes a new shared access with improved visibility, the existing vehicular access would be closed off which would be secured through planning condition. Submitted plans for the new single central access detail appropriate visibility splays in each direction. The Council's Highways Engineer is satisfied with the proposed access arrangement and raises no objection to the layout proposed. The provision of a shared access is preferable to two individual entrances which would introduce unnecessary conflict. The net addition of one additional dwelling is not considered to provide unacceptable additional levels of traffic movement to the locality.

The site also provides adequate off-site parking provision in accordance with adopted Supplementary Planning Guidance (SPG) in respect of parking standards. The site also contains sufficient room for vehicles to turn within the site to enable them to enter the carriageway in a forward gear.

Consequently it is considered that the proposed development would not cause unacceptable harm to highway safety to all road users, as such the development is in accordance with the objectives of Policy MV1 of the adopted LDP.

6.3 Distinctive & Natural Places

The North is characterised by a mix of housing design reflecting the different ages of when they were constructed, there is no overwhelming design criteria for the site, with both contemporary and traditional potentially working in this context. What is important in this area and makes it a distinctive place are the features that characterise the area. In this part of the North it isn't a particular type of size of housing as there is such a mix within this location. It is actually the different types of housing that make it distinguishable; the hedgerows and landscaping that frame the highway and separate the dwellings, the generous plots. The landscaping is particularly important given its location within the Wye Valley AONB.

This development does not propose a distinctive house type, it is however different to the others, they are not out of scale with the surrounding dwellings and the spacing, landscaping and access work with what is established in the area. The landscaping, in particular tree retention and additional planting has been improved significantly through negotiation during the course of this application. The result is a scheme that retains the majority of what exists on the site and delivers more in terms of additional planting. The development as a whole including its siting, landscaping and uses of natural surfacing materials helps to create and enhance what is a distinctive and natural place in compliance with planning policy.

6.3.1 Landscape/ Visual Impact

This site has the benefit of containing a large stock of existing trees and foliage that is being included within the proposed landscaping of this site.

The northern boundary is enclosed and screened by a trimmed hedgerow (2.5m high) on a low stone wall. The hedgerow consists predominantly of hawthorn and sycamore with dog rose, honey suckle and elder. The proposed new road access will require the removal of over half the existing roadside hedgerow (H1) to accommodate the desired sight lines. New hedgerow planting to mitigate the loss of the hedge is proposed.

The tree survey that was submitted has identified numerous groups of trees around the perimeter of the site consisting mainly of ornamental garden trees including birch, acacia, Lawson cypress, silver fir, spruce, red oak & Norway maple. The majority of trees on site are considered to be of low arboricultural value, however they do provide limited amenity value. A number of the larger group trees are considered to be of moderate category 'B' value, however there are no high quality (category 'A') trees on site. These trees apart from 6 are being all being kept and incorporated into the landscape scheme for the site. A condition is required to protect the trees during construction, to ensure that there are no excavations or ground disturbance within the root protection areas of the retained trees.

There has been concern that this development will have a detrimental visual impact upon the surrounding area. What is proposed is so very different to what is there now, the site will inevitably change as one relatively modest house that sits on an extremely large plot is replaced with two larger dwellings. The landscaping is crucial in helping this development to assimilate into the local area, this has been achieved in this case as the existing landscaping stock is maximised and additional planting more than compensates for the loss of trees and hedgerow. The landscape and visual impact of this proposal is acceptable in this case.

6.3.2 Green Infrastructure

The green infrastructure in this proposal is isolated to landscaping within the site, with the new hedgerows retaining and framing the character of the site including the public highway which is in the public domain. There are however no opportunities to create links outside of the site.

6.3.3 Biodiversity

There were initial objections to the survey level that have been resolved by the revision of the ecology report to include bat activity survey of the buildings to be impacted. It is proposed that mitigation in the form of bat roosting provision and a sensitive lighting regime should be secured as part of any consent granted. Evidence of nesting house martins were noted during survey, demolition of the buildings and surrounding vegetation with potential for bird nesting must be undertaken at the appropriate time of year to safeguard nesting bird species and mitigation secured in accordance with the recommendations of the above report.

In order to safeguard species such as nesting birds, dormice, reptiles and amphibians that have the potential to be using some of the habitats present on site, it will be necessary to secure a Construction Environmental Management Plan as a condition of approval.

Ecologically the proposal subject to relevant planning condition complies with Policy NE1 of the Local Development Plan.

6.3.4 Water (including foul drainage / SuDS), Air, Soundscape & Light

Neighbours have raised concerns regarding surface water discharge and the potential for flash floods that has a direct impact upon the public highway. This is not in a flood zone any localised flooding instigated by heavy rainfall and surface water issues will be looked at and designed out as part of a SUDS application

6.4 Response to the Representations of Third Parties and/or Community/Town Council

Addressed above with the exception of the following points:

1. The Community Council have made reference to Policy H5, this is not a replacement dwelling in the open countryside, it within the established village which is minor village suitable under Policy H3 for infill residential development.
2. There has been concern raised regarding the access that leads to the rear boundary potentially facilitating the development to the rear of the site which has been submitted as a Candidate Site. Whilst this is not relevant to the consideration of this application, it is noteworthy that the latest planting plan which the site layout plan is being amended to accord with terminates the access at the car port serving Plot A with a grass verge beyond and hedgerow being planted on the rear boundary.
3. A neighbour has raised concern regarding contaminated land this is not identified as a constraint on our records.

6.5 Well-Being of Future Generations (Wales) Act 2015

6.5.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WCFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

6.6 Conclusion

6.6.1 The demolition of the existing dwelling and replacement with two new detached dwellings is considered acceptable for the reasons detailed in Sections 6.2-6.6 above. Whilst the site is located within the sensitive Wye Valley AONB the design solution of the dwellings, including additional soft landscaping, would not detract from its setting.

The proposal does not have an unacceptable impact on the amenity interests of any third parties and the proposed access changes would provide a safe single point of entrance.

6.6.2 On the basis of the above, the application is considered compliant with the requirements of the relevant Local Development Plan and is recommended for approval subject to the conditions set out in Section 7.0 below.

7.0 RECOMMENDATION: APPROVE

Conditions:

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 Construction environmental management plans (Biodiversity) - No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

NOTE See BS 42020:2013, Clause 10, for a comprehensive list of issues and activities that may be considered and included within a CEMP

REASON: Reason: Safeguarding of protected and priority species during construction works LDP policy NE1 and the Section 7 of the Environment Act (Wales) 2016.

4 Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed on the building until an appropriate lighting plan which includes low level PIR lighting and allows dark corridors for bats has been agreed in writing with the LPA.

REASON: To safeguard foraging/commuting habitat of Species of Conservation Concern in accordance with LDP policies NE1 and EP3.

5 No operations of any description (including all forms of development, tree felling, tree pruning) shall commence on site until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full compliance with the Arboricultural Method Statement.

REASON: To protect important landscape features within the site and to ensure compliance with LDP Policy GI1.

6 Mitigation for bird and bat species must be provided in accordance with the recommendations illustrated in the enhancement and mitigation plan (page 21) of the submitted ecological report "Thorneycroft, Preliminary Ecological Appraisal produced by AVA Ecology - Version 3 dated 08.05.2019"

REASON: To safeguard species protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

7 Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1.

8 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy GI1.

9 The existing access to the site from North Road, as identified on Drawing 18.864/101 B, shall be closed in accordance with the approved plans, Drawing 18.864/102 C, within one month of the proposed access being substantially completed.

REASON: In the interest of Highway Safety and to ensure compliance with LDP Policy MV1.